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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: EKKKYPO8/2026/TCP/JEEVALSARAGU PANCHAYAT/2025-2026

Date: 3/28/26 3:58 PM

From:

Village Panchayat

Jeevalsaragu

To :

Banyan Land Ventures LLP,
Thiru.D.Maruthavel
(Represented Through its Authorize signature)
Reg.Office Old no.03, New No.05,
3rd main road, Raja Annamalaipuram,
Chennai-600028.

Online Application Number: EKKKYP08

Sir/ Madam,

Sub :

Residential Layout- Office of the District Town and Country Planning– Dindigul District – Athoor Taluk – Athoor Panchayat Union –
Seevalsaragu Panchayat/Village - S.F.Nos.65/3, 65/4, 72/1A1B1, 73/4, 76/1B – Extent 6.48 Acre (26242.00 Sq.m)– Application
received for residential layout approval

Ref :

Applicant Banyan Land Ventures LLP represented through its authorized signatory Thiru.D.Maruthavel, Online application
number: EKKKYP08, dated:03.02.2026.
2. Deputy Director, District Town and country planning Office, Dindigul District, OSR Fees demand and Road pattern approved,
online Letter No: EKKKYP08, dated: 12.03.2026.
3. Joint Director, Agriculture department, Dindigul District, Letter No: Ma.thi.4/1086/2026, dated:20.02.2026.
4. Circular from the Director of Town and Country Planning, Roc.No:19799 / 2020, dated: 24.12.2020
5. Applicant Banyan Land Ventures LLP represented through its authorized signatory Thiru.D.Maruthavel, Online letter No:
EKKKYP08 dated: 16.03.2026, Gift deed document

No:894/2026 and 893/2026, dated: 13.03.2026.
6. G.O.138, Housing and Urban Development Department, dated: 04.06.2004
7. G.O.79, Housing and Urban Development Department, dated: 04.05.2017.
8. G.O.18, Department of Municipal Administration and Water Supply, dated:04.02.2019 and G.O.16 Department of Municipal
9. Administration and Water Supply, dated: 31.01.2020.
G.O.141, Housing and Urban Development Department, Dated: 23.09.2020
10. G.O.181, Housing and Urban Development Department, Dated: 09.12.2020
11. Government Letter No:19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, dated: 30.08.2017.
12. Circular from the Commissioner of Town and Country Planning, Letter No:13686/2017/LA1, dated: 08.09.2017.
13. Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, dated:07.01.2022
14. Demand payment request through online Letter No. EKKKYP08 dated: 16.03.2026 (Requiring payment of Centage Fee
&Development Fee).
15. Applicant Banyan Land Ventures LLP represented through its authorized signatory Thiru.D.Maruthavel, Payment of Centage
Fee, Development Fee, dated:16.03.2026
16. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019.

Body:

Applicants has requested for the approval of residential layout Dindigul District, Athoor Taluk Athoor Panchayat Union, Seevalsaragu
Panchayat/Village, S.F.Nos.65/3, 65/4, 72/1A1B1, 73/4, 76/1B – Extent 6.48 Acre (26242.00 Sq.m).
In continuation with reference 2nd cited letter, road pattern for residential layout has been issued by the Deputy Director(i/c),
District Town and Country Planning Office, Dindigul
District. Further the Applicant Banyan Land Ventures LLP represented through its authorized signatory Thiru.D.Maruthavel, has
gift deed the road, road splay, Park (OSR), publicpurpose and TANGEDCO areas to The Block Development Officer (V.P), Athoor Panchayat Union and The
President, Seevalsaragu Panchayat on 13.03.2026. Hence, Technical Clearancehas been given for the residential layout with below mentioned conditions.
1. As per the condition, Technical Clearance has been given for the residential layout and the approved number issued as
SWP/DTCP/DINDIGUL/LAYOUT NO:32/2026 in digitallysigned layout drawing. The Technical Clearance issued layout drawing and Gift deed documents are herewith forwarded to theLocal body for further action.
2. The local body shall accord permission/approval duly following the rules/regulations issued from time to time under therespective Act provisions and also after collectingrequisite fees/charges as applicable
3. Further, when the final approval is given by the local body, it is requested to send a copy of the conditions to this officeimmediately as per Layout Condition no.9 (b).
4. After final approval in the local body, it is requested to send the approved residential layout map to the concerned subregistrarsof registration department and Survey & landrecords department for information and appropriate action.Special Conditions:
1. (a) With reference to the 8th cited and 10th cited letter, if the located site lies in the Municipal/ Corporation areas: After collecting the necessary fees including the charges for providing amenities like roads, storm water drains and street lights from the Applicants, the final layout sketch, permit of planning authority along with approval of Local body shall be issued to the Applicants(s) directly.
b) Other than Municipal/ Corporation areas: Local body shall collect the necessary fees and issue the final layout sketch, permit of planning authority along with the permit of local body to the Applicants (s) directly and also after ensuring that the Applicants lays tar roads, provide other amenities like storm water drains, water supply facilities by constructing required OHT, providing of necessary street lights etc., as per the standards specified by the local body
2. With reference to the 11th cited and 12th cited letter, the concern local body must issue the final approval after transfer of earmarked road, park areas, TANGEDCO S.F.No subdivision in favour concern local body& TANGEDCO.
3. The Tamil Nadu Government in G.O.Ms.No.112, Housing and Urban Development Department, dated 22.06.2017 have approved the Tamil Nadu Real Estate (Regulation &
Development) Act 2016. The promoter has to advertise, Market, book sell or offer for sale or

invite persons to purchase in any manner any plot, Apartment or building, as the case may be, in any Real Estate Project or part of it only after registering the Real Estate Project with the Real Estate Authority. The Applicants has requested to follow the protocols as perinstruction given by TNRERA.

Allotment details of approved layout plan:

a. Site Extent :6.48 Acres (or) 26242.00 sq.m.
b. Total No. of Plots: 127 (Including EWS Plots)
c. No. of EWS Plots : 36
d. EWS Plots Extent :1845.24 Sq.m (10.06%)
e. No. of Owner's Use : 02
f. Gifted over to Local Body:
Layout Road: 7906.67 Sq.m
Public Purpose: 102.30 Sq.m (0.56 %)
TANGEDCO Purpose: 104.10 Sq.m (0.57 %)
Layout Approval Fees
Least Plot Areas(29*16264)
478903.00
Layout Inspection Fees
1500.00

Village

Signature valid

Signed by: Village Panchayat President
Location:Dindigul
Date:2026.03.28 15:58:41

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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